

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 10, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.  
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The meeting was called to order at 9:05 AM. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Joel Paulson*, Associate Planner

*Wayne Hokanson*, Fire Department

*Anthony Ghiossi*, Building Official

*Fletcher Parsons*, Associate Engineer

*Elizabeth Pettis*, Assistant Planner

Verbal Communications from the Public- Ray Davis expressed concern about the Town's CEQA process. The Town does not appear to be fulfilling the law or the "spirit" of the law when reviewing CEQA documents.

**PUBLIC HEARINGS**

**ITEM 1:**     107 Andre Court  
                  Architecture and Site Application S-07-144

Requesting approval for a single story addition and remodel on property zoned R-1:8:PD.

APN 529-20-060

PROPERTY OWNER/APPLICANT: Don Haderle

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) That the work proposed is consistent with the Planned Development;
  - (b) That the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town; and
  - (c) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2:**     25 Tait Ave  
Architecture and Site Application S-06-58

Requesting approval to demolish a pre-1941 single family residence, construct a new single family residence, and construct a detached accessory structure within the required setbacks on a non-conforming property zoned R-1:D.

APN 510-44-007

PROPERTY OWNER/APPLICANT: Dennis Byron

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

*Lee Quintana*, neighbor, had no comment.

*Ray Davis* - Is satisfied if condition is included requiring the developer to hire an expert to determine whether or not there is a septic tank or outhouse on site and if there is, that it be abated pursuant to the requirements of the Environmental Health Department.

5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the modification regarding the septic tank concern and the following findings and considerations:
  - (a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town;
  - (b) As required by Section 29.10.09030 (c) and (e) of the Town Code, for the demolition of the existing single family residence:
    - (1) The structure is determined not to have any special historical, architectural or aesthetic interest or value.
    - (2) The Town's housing stock will be maintained because a new house is proposed.
    - (3) The existing structure is not historically or architecturally significant.
    - (4) The property owner does not want to maintain the existing structure.
    - (5) The economic utility of the building has been exceeded.
  - (c) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
  - (d) That the work proposed is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B).
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS**

NONE

**ADJOURNMENT**

Meeting adjourned at 9:25A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Sandy L. Baily, Associate Planner

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